



Housing Options



Staff Recommendations regarding Duplexes, Triplexes, and Courtyard Apartments

Public Hearing – September 23rd

Planning Commission Deliberations – Began October 5th

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The Option

Duplexes, Triplexes, or Courtyard Apartments

Allow at least one duplex, triplex or courtyard apartment on each parcel in one or more zoning districts that permit single family residences – unless the city documents a specific infrastructure or physical constraint that makes this unfeasible.

We decided this means

- ✓ *Address these housing types separately*
- ✓ *No differing minimum lot sizes for different housing types*
- ✓ *Consider zoning districts separately*

Staff Recommendations - Duplexes

Duplexes

- Allow new duplexes in the R-4 and R 4-8 zoning districts on each parcel
- Remove different lot size and dimension standards in the R 6-12 zone
- Same height and number of stories as single-family homes



Upon demonstration that the zoning district and development standards can be met. This includes things like setbacks from property lines, maximum lot development standards (building coverage, impervious surface coverage, and hard surface coverage), parking, design review, tree requirements, low impact development stormwater requirements, and the protection of critical areas.

Staff Recommendations - Triplexes

Triplexes

- Allow triplexes in the R 6-12 zoning district on each parcel
- Same height and number of stories as single-family homes
- Clarify that five parking spaces are required (1.5 spaces per unit = 4.5, rounded up to 5)



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Staff Recommendations – Courtyard Apts

Courtyard Apartments

- Define courtyard apartments
- Identify minimum development standards (orientation around and direct access of ground floor units to a shared courtyard, private open space for each unit)
- Same height and number of stories as single-family homes
- Allow courtyard apartments in the R 6-12 zoning district each parcel



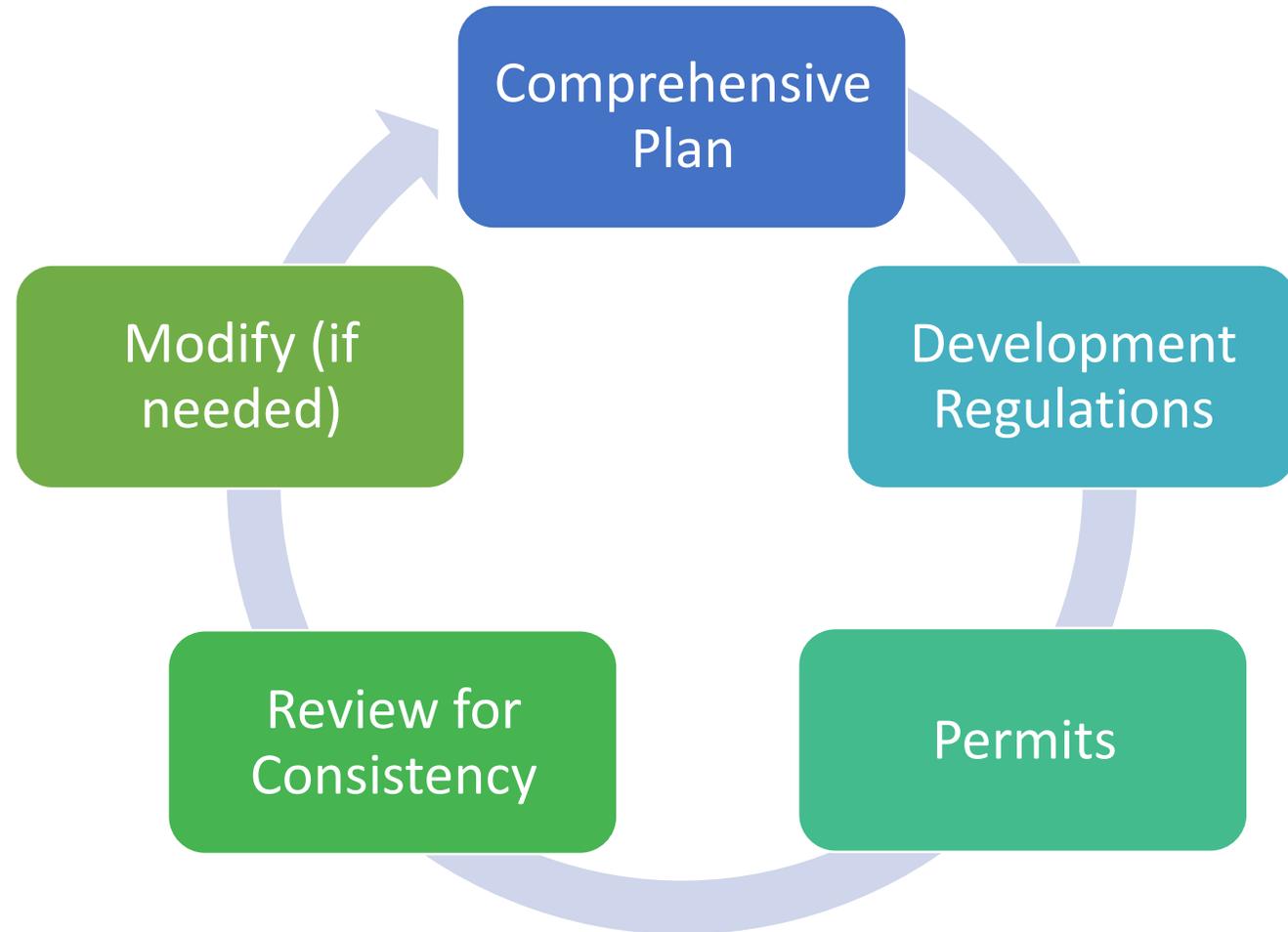
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Staff Recommendations - Consistency

Consistency with Comprehensive Plan

To maintain consistency between the Development Regulations and the Comprehensive Plan, staff recommends a new density provision in OMC 18.04.

Require the City to review permitting in areas designated as Low Density Neighborhoods on an annual basis to review achieved density and make revisions, if needed, if twelve units per acre is approached or exceeded.





Thank You



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